

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: December 27, 2023
Meeting Date: January 8, 2024
Submitted By: Julie Edmiston
Department: Public Works
Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office



January 8, 2024

Description:
Consideration of Variance to allow a Proposed Lot with two Existing Single Family Residential Structures to be less than two acres in Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Anthony Taylor Date 12-20-23

Phone Number 817-992-1225

Email Address anthony@ataylorcustomhomes.com

Property Information for Variance Request:

Property 911 address 9424 County Road 528 Burleson, Texas 76028

Subdivision name Cook Hills Block _____ Lot 15R-1, 15R-2, 16R

Survey The Vincent Anderson Survey Abstract 1 Acreage 5.179

Request Variance for an existing home and garage/apartment on less than 2 acres.

Reason for request The 2 structures in question are preexisting and in order to subdivide the 5.179 acres into 3 lots

I do not have enough road frontage to make lot 16R a minimum of 2 acres without reducing the road frontage of lots 15r-1 and 15r-2

below the required 150' road frontage requirement.

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER SERVICE TO BE PROVIDED BY ELECTRIC SERVICE IS TO BE PROVIDED BY SEPTIC. PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- PRIVATE SEWAGE FACILITY:**
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

FLOOD STATEMENT:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0090K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

UTILITY EASEMENT:

- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
- BUILDING LINES:
50' FROM LOT LINE (STATE HWY & F.M.).
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS).

DUTIES OF DEVELOPER/PROPERTY OWNER:

- THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE, OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
 - THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
 - JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
 - JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.
- INDEMNITY:**
- THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT RECORDED;
DATE _____
INSTRUMENT # _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ____ DAY OF _____, 20____

COUNTY JUDGE

PROPERTY DESCRIPTION

A 5.179 ACRE TRACT OF LAND, IN THE VINCENT ANDERSON SURVEY, ABSTRACT NO. 1, JOHNSON COUNTY, TEXAS, CONVEYED TO ANTHONY TAYLOR, CUSTOM HOMES, LLC, AS DESCRIBED IN A DEED, RECORDED UNDER INSTRUMENT NO. 2023-16020, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID MALAISE TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO WILLIAM DONNIE & LONNIE SHARELLE MCMENAMY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 628, PAGE 480, O.P.R.J.C.T. IN COUNTY ROAD 528;

THENCE, WITH SAID COUNTY ROAD 528, N 59°08'20" E, A DISTANCE OF 500.02 FEET, TO A NAIL SET, FOR THE NORTHEAST CORNER OF SAID MALAISE TRACT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO KOREY W. & SHIRLEY K. HASTY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2015-25746, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HASTY TRACT, AND WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH A TRACT OF LAND, CONVEYED TO KING JERRY WAYNE LIFE ESTATE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021- 15183, O.P.R.J.C.T., CONSECUTIVELY, S 31°02'28" E, A DISTANCE OF 453.88 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID MALAISE TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO DONALD L. & PATRICIA A. HARGROVE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-01752, O.P.R.J.C.T.;

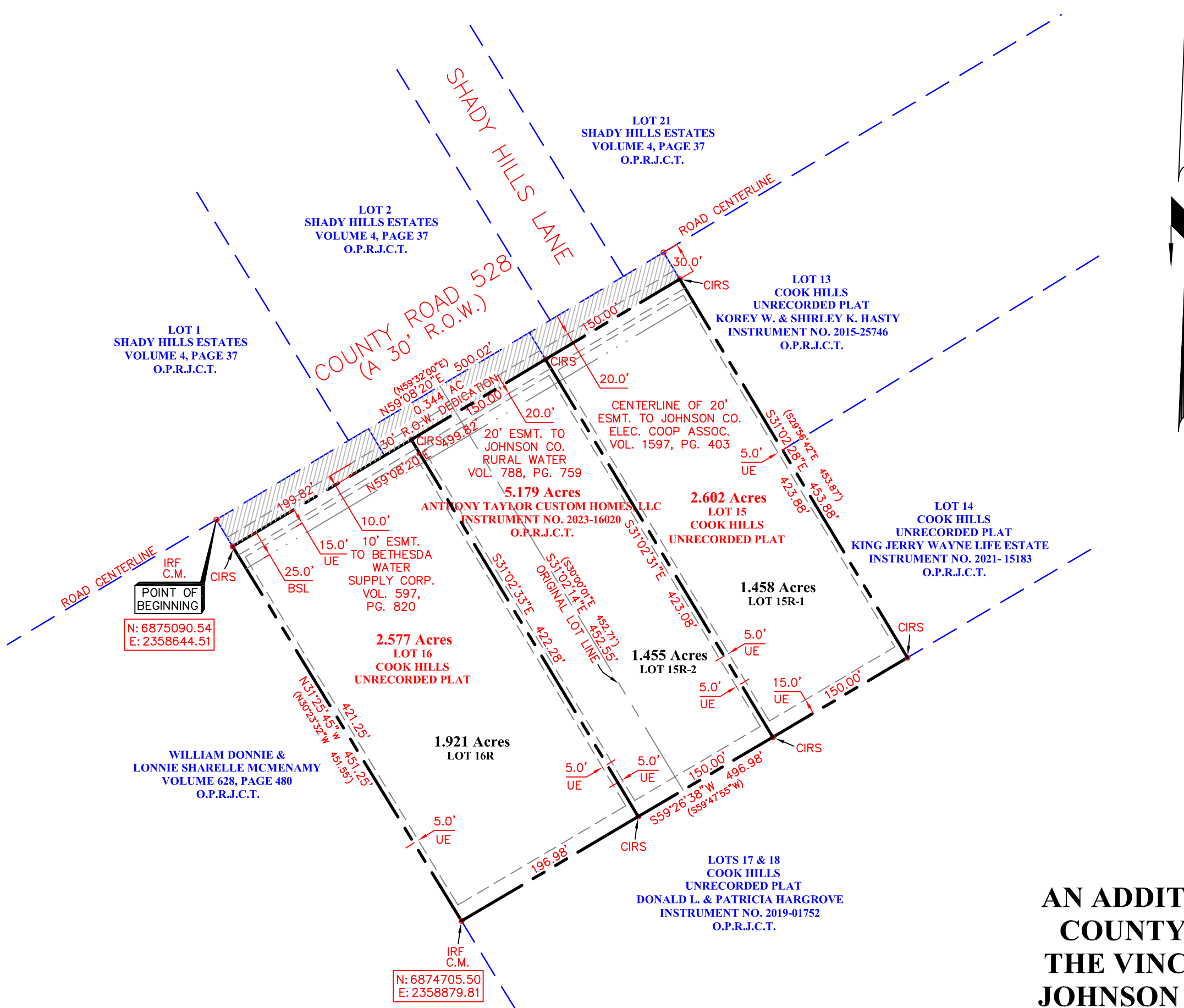
THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HARGROVE TRACT, S 59°26'38" W, A DISTANCE OF 496.98 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID MALAISE TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID MC MENAMY TRACT, N 31°25'45" W, A DISTANCE OF 451.25 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.179 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 18, 2023.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT:

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.



OWNER:
ANTHONY TAYLOR CUSTOM HOMES, LLC
7137 CR 803
BURLESON, TEXAS 76028
817-992-1225

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 18, 2023 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

preliminary not to be recorded

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT I, ANTHONY TAYLOR, CUSTOM HOMES, LLC, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 15R-1, 15R-2 AND 16R, COOK HILLS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

ANTHONY TAYLOR, CUSTOM HOMES, LLC
OWNER

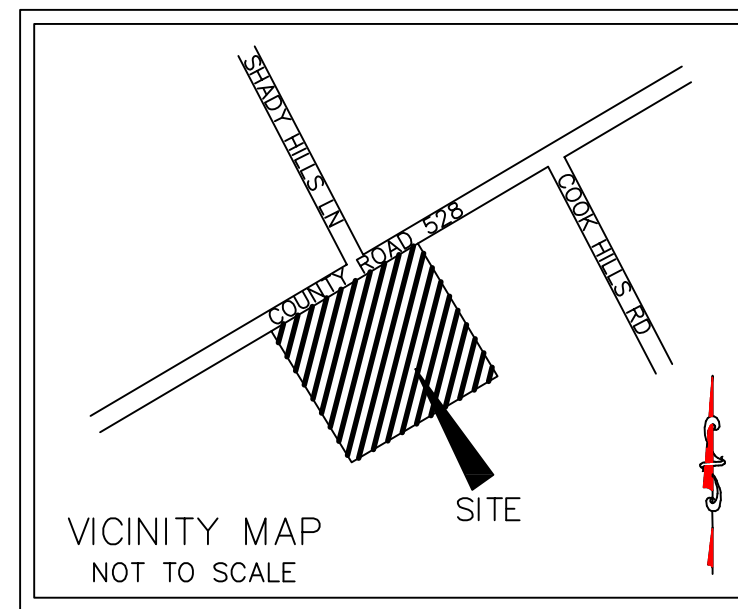
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTHONY TAYLOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LEGEND

- IRF IRON ROD FOUND
- NS NAIL SET
- CIRS CAPPED IRON ROD SET
- STAMPED "GSI SURVEYING"
- C.M. CONTROLLING MONUMENT
- () DENOTES RECORDED DATA
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS

**FINAL PLAT OF
LOTS 15R-1, 15R-2, AND 16R,
COOK HILLS**

AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, A 5.179 ACRE TRACT OF LAND, IN THE VINCENT ANDERSON SURVEY, ABSTRACT NO. 1, JOHNSON COUNTY, TEXAS, CONVEYED TO ANTHONY TAYLOR CUSTOM HOMES, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2023-16020, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=100'	Date: 11/30/23	DWG: 2023278-MINOR PLAT
Drawn: OF	Checked: SJH	Job: 2023-278

JOHNSON COUNTY, TEXAS NOTES:

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
WATER SERVICE TO BE PROVIDED BY ELECTRIC SERVICE IS TO BE PROVIDED BY SEPTIC. PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- PRIVATE SEWAGE FACILITY:**
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
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FLOOD STATEMENT:

- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0090K, EFFECTIVE DATE SEPTEMBER 21, 2023, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN).
- THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
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- UTILITY EASEMENT:
15' FROM LOT LINE IN FRONT & BACK
5' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEDICATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION.
- BUILDING LINES:
50' FROM LOT LINE (STATE HWY & F.M.).
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS).

DUTIES OF DEVELOPER/PROPERTY OWNER:

- THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE, OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
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INDEMNITY:

- THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT RECORDED;
DATE _____
INSTRUMENT # _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE ____ DAY OF _____, 20____

COUNTY JUDGE

PROPERTY DESCRIPTION

A 5.179 ACRE TRACT OF LAND, IN THE VINCENT ANDERSON SURVEY, ABSTRACT NO. 1, JOHNSON COUNTY, TEXAS, CONVEYED TO ANTHONY TAYLOR, CUSTOM HOMES, LLC, AS DESCRIBED IN A DEED, RECORDED UNDER INSTRUMENT NO. 2023-16020, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID MALAISE TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO WILLIAM DONNIE & LONNIE SHARELLE MCMENAMY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 628, PAGE 480, O.P.R.J.C.T., IN COUNTY ROAD 528;

THENCE, WITH SAID COUNTY ROAD 528, N 59°08'20" E, A DISTANCE OF 500.02 FEET, TO A NAIL SET, FOR THE NORTHEAST CORNER OF SAID MALAISE TRACT, FOR THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO KOREY W. & SHIRLEY K. HASTY, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2015-25746, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HASTY TRACT, AND WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH A TRACT OF LAND, CONVEYED TO KING JERRY WAYNE LIFE ESTATE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021- 15183, O.P.R.J.C.T., CONSECUTIVELY, S 31°02'28" E, A DISTANCE OF 453.88 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID MALAISE TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO DONALD L. & PATRICIA A. HARGROVE, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2019-01752, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID HARGROVE TRACT, S 59°26'38" W, A DISTANCE OF 496.98 FEET, TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID MALAISE TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID MALAISE TRACT, AND WITH SAID MC MENAMY TRACT, N 31°25'45" W, A DISTANCE OF 451.25 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 5.179 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 18, 2023.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT:

- IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
- A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT I, ANTHONY TAYLOR, CUSTOM HOMES, LLC, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 15R-1, 15R-2 AND 16R, COOK HILLS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

ANTHONY TAYLOR, CUSTOM HOMES, LLC
OWNER

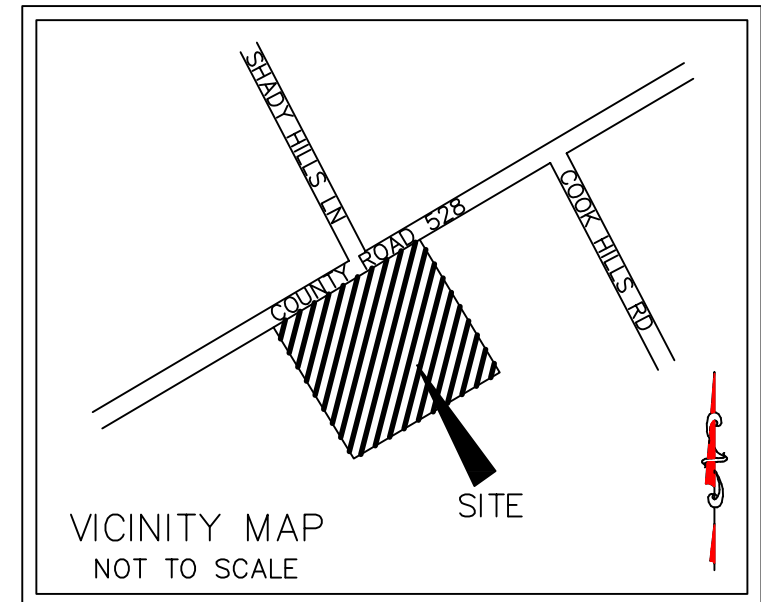
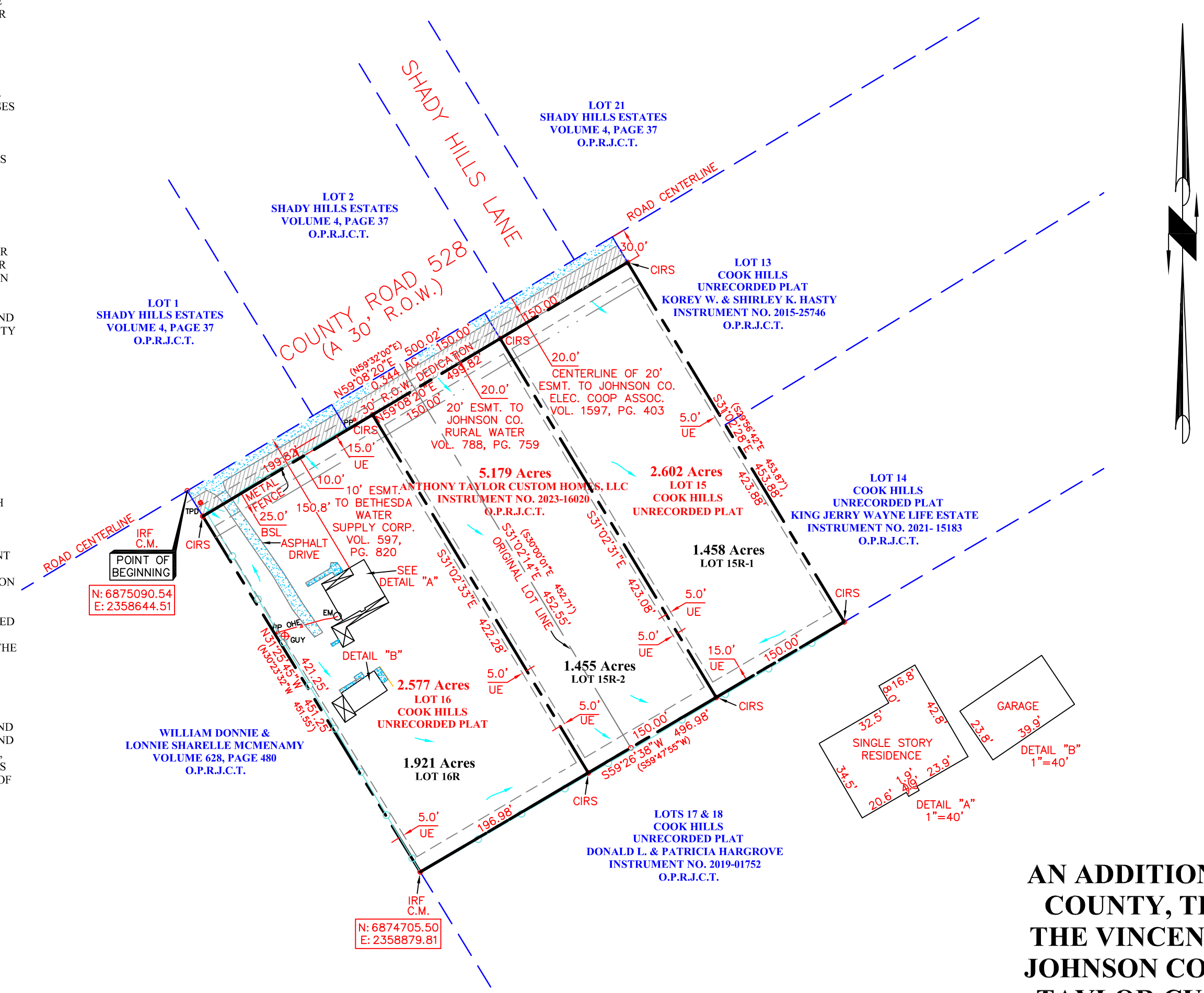
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTHONY TAYLOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LEGEND

IRF	IRON ROD FOUND
NS	NAIL SET
CIRS	CAPPED IRON ROD SET
	STAMPED "GSI SURVEYING"
C.M.	CONTROLLING MONUMENT
TPD	TELEPHONE PEDESTAL
PP	POWER POLE
EM	ELECTRIC METER
OHE	OVERHEAD ELECTRIC
GUY	UTILITY POLE ANCHOR
()	DNOTES RECORD DATA
BSL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS
	JOHNSON COUNTY, TEXAS

**SITE PLAN OF
LOTS 15R-1, 15R-2, AND 16R,
COOK HILLS
AN ADDITION TO THE CITY OF BURLESON, JOHNSON
COUNTY, TEXAS, A 5.179 ACRE TRACT OF LAND, IN
THE VINCENT ANDERSON SURVEY, ABSTRACT NO. 1,
JOHNSON COUNTY, TEXAS, CONVEYED TO ANTHONY
TAYLOR CUSTOM HOMES, LLC, AS DESCRIBED IN A
DEED, RECORDED IN INSTRUMENT NO. 2023-16020,
OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY,
TEXAS**

OWNER:
ANTHONY TAYLOR CUSTOM HOMES, LLC
7137 CR 803
BURLESON, TEXAS 76028
817-992-1225

SURVEYOR'S CERTIFICATION
I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MAY 18, 2023 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

preliminary not to be recorded

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS FIRM NO. 10184400, SHELBY@GSI SURVEY.COM

Scale: 1"=100'	Date: 12/21/23	DWG: 2023278-SITE PLAN
Drawn: OF	Checked: SJH	Job: 2023-278

DESIGNATED TITLE, LLC
GF#MAN-23-11779

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**GENERAL WARRANTY DEED
(With Vendor's Lien)**

**STATE OF TEXAS
COUNTY OF JOHNSON**

Date: June 8, 2023

THAT Pamela A. Richardson and Sheryl L. Richardson, Independent Co-Executors of the Estate of Beverly A. Malaise, Deceased, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Anthony Taylor Custom Homes LLC, A Texas Limited Liability Company, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith, in the original principal sum of **FOUR HUNDRED SEVENTY-TWO THOUSAND AND NO/100 DOLLARS, (\$472,000.00), plus interest**, payable to the order of GRANDVIEW BANK, hereinafter called "Mortgagee"; said Promissory Note being secured by a Vendor's Lien and the Superior Title herein retained and reserved in favor of Grantor and assigned and conveyed, without recourse, to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **JEFFREY C. WILLIAMS OR MICHAEL D. JONES, TRUSTEE(S)**, reference to said Promissory Note and Deed of Trust, being hereby made for all purposes: Grantor has GRANTED, SOLD AND CONVEYED, and, by these presents, does GRANT, SELL AND CONVEY, unto Grantee, the following described property, to-wit: **(9424 County Road 528, Burleson, TX 76028)**,
SEE EXHIBIT "A".

"Intentionally Left Blank"

Reservations from and Exceptions to Conveyance and Warranty: **GRANTOR HEREBY RESERVES ALL OF "THE MINERAL ESTATE" OWNED BY THE SELLER; ALL OIL, GAS AND OTHER MINERALS IN, ON OR UNDER THE ABOVE REFERENCED PROPERTY, WITH THE EXCEPTION THAT GRANTOR DOES NOT RESERVE AND RETAIN IMPLIED RIGHTS OF INGRESS AND EGRESS AND OF REASONABLE USE OF THE PROPERTY, INCLUDING SURFACE MATERIALS, FOR MINING, DRILLING, EXPLORING, OPERATING, DEVELOPING OR REMOVING THE OIL, GAS AND OTHER MINERALS.**

Together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages, and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee and Grantee's heirs or assigns FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators TO WARRANT AND FOREVER DEFEND all and singular the said Property unto Grantee and Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

But it is expressly agreed that Grantor reserves and retains for Grantor, and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the Property until the above-described Promissory Note and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

WHEREAS, Mortgagee, at the special instance and request of Grantee, having paid to Grantor a portion of the purchase price of the Property, as evidenced by the above-described Promissory Note, Grantor hereby assigns, transfers, conveys and delivers, without recourse, to Mortgagee said Vendor's Lien and Superior Title against said Property to secure the payment of said Promissory Note, and subrogates Mortgagee to all rights remedies of Grantor in the Property by virtue thereof.

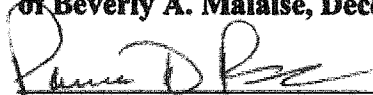
To the extent applicable to and enforceable against the Property, this Deed is executed, delivered and accepted subject to the following: any liens described herein; ad valorem taxes for the current and all subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership; zoning ordinances, utility district assessments, and standby fees, if any; all valid utility easements created by the dedication deed or plat of the platted subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, mineral reservations, and maintenance or assessment liens (if any), all as shown by the real property records of the County Clerk for the County in which said Property is located; and any title or rights asserted by anyone (including, but not limited to, persons, corporations, governments or other entities) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any.

The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitation as to warranties contained in the contract referenced in this paragraph.

When this Deed is executed by more than one person, or when Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender. In the case of a legal entity other than a natural person, shall include the neuter gender, all as, the case may be. The term "Mortgagee" shall include the Mortgagee's heirs, successors, and assigns, as applicable.

SIGNED this 8th day of June 2023.

Pamela A. Richardson and Sheryl L. Richardson, Independent Co-Executors of the Estate of Beverly A. Malaise, Deceased



Pamela A. Richardson, Independent Co-Executor



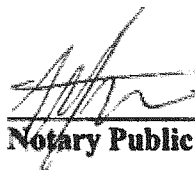
Sheryl L. Richardson, Independent Co-Executor

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on this 8th day of June 2023, by Pamela A. Richardson and Sheryl L. Richardson, Independent Co-Executors of the Estate of Beverly A. Malaise, Deceased, identified by DL, (driver's license or other identification).



Notary Public

My commission expires:

7/23/2025

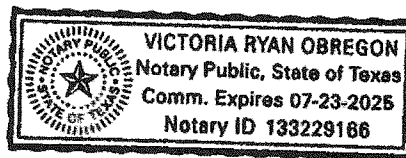
Victoria Obregon

Notary's Name (printed)

SEAL

**After Recording Return to
GRANTEE'S MAILING ADDRESS:**

**Anthony Taylor Custom Homes LLC
7137 County Road 803
Burleson, TX 76028**



Email: anthony@ataylorcustomhomes.com

**TITLE CLOSED BY:
DESIGNATED TITLE, LLC
9180 N. Fwy. #532
Fort Worth, TX 76177
(682) 276-7200**

**DOCUMENT PREPARED BY:
In-House-Counsel,
MICHAEL C. PICCIONE**

DESIGNATED TITLE, LLC
GF#MAN-23-11779

EXHIBIT "A"

Property Legal Description: (9424 County Road 528, Burleson, TX 76028),

Tract:1

Being a 5.18 acre tract of land out of the VINCENT ANDERSON SURVEY, Abstract 1 in Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in County Road 528, said point being South 60 degrees 00 minutes West, 2147 varas, South 60 degrees 32 minutes 30 seconds West 2251.86 feet, and South 59 degrees 32 minutes West, 617.24 feet from the Northwest corner of said Vincent Anderson Survey;

THENCE South 29 degrees 56 minutes 42 seconds East, at 20.0 feet, the southerly line of said county road, continuing in all a distance of 453.82 feet, to a 1/2" iron rod found for a corner;

THENCE South 59 degrees 47 minutes 55 seconds West, a distance of 496.47 feet, to a 5/8" iron rod found for a corner;

THENCE North 30 degrees 23 minutes 32 seconds West, at 431.55 feet crossing the southerly line of said county road, continuing in all a distance of 451.55 feet, to a bridge spike found for a corner in said county road;

THENCE North 59 degrees 32 minutes East, along said road, a distance of 500.02 feet, to the Point of Beginning, and containing 5.18 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 16020

eRecording - Real Property

Warranty Deed

Recorded On: June 09, 2023 11:54 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023 - 16020
Receipt Number: 20230609000097
Recorded Date/Time: June 09, 2023 11:54 AM
User: Linda B
Station: ccl30

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long